

Power District Catalyst Project



Community Redevelopment Agency Board
May 21, 2012



Context: The Power District



Context: The Power District Master Plan

1. Master Plan

Guidelines on the location of streets to create appropriately sized blocks and public space

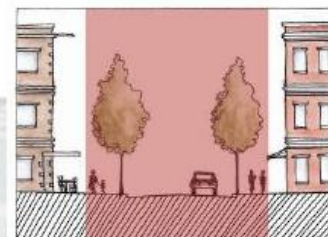
- Master Street Plan (Diagram that describes proposed street location)
- Public Green Space (Location and size)



2. Public Works Standards

Regulations between facades that describes the condition of the right of way/public realm

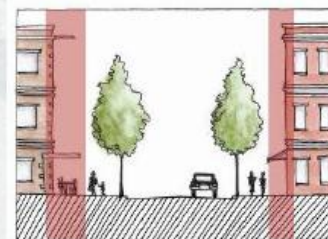
- Street Design –Sidewalks, planting zone and building setback
- Public/Green Space – Pedestrian recreation and circulation



3. Building Design Standards

Regulations on the building envelope and relationship to the public realm

- Façade Standards
- Material Standards



4. Development Controls

Regulations on the buildings relationship to the site

- Height
- Density
- Parking



Context: “Catalyst” Lot



LORD • AECK • SARGENT

Redevelopment Plan | at Kelly Power Plant Site

November 17, 2008

Gainesville, Florida

Catalyst Project Update

- ⦿ **Prioria Robotics** was selected as the tenant for the project. Lease negotiations are underway.
- ⦿ An agreement between the **City of Gainesville and GRU** regarding the use of the property is being negotiated.
- ⦿ **Design** effort has been phased:
 - > **Phase 1**: Core and Shell
 - > **Phase 2**: Site/Interior Build-out

Project Schedule

January – September 2012

Design/development,
permitting, land
use/rezoning, lease
negotiations

2013
Prioria
moves in

**July 2012 to
January 2013**

Construction period for
core and shell, interior
build out and site
improvements

[illegible]

Planning / Permitting

- ◉ Redeveloping the site for private sector office/light industrial use required a Future Land Use and Zoning Map amendment.
- ◉ Rezoning and land-use change for the area were approved by the City Plan Board on April 26, 2012. This item is anticipated to be presented to the City Commission at an upcoming meeting.

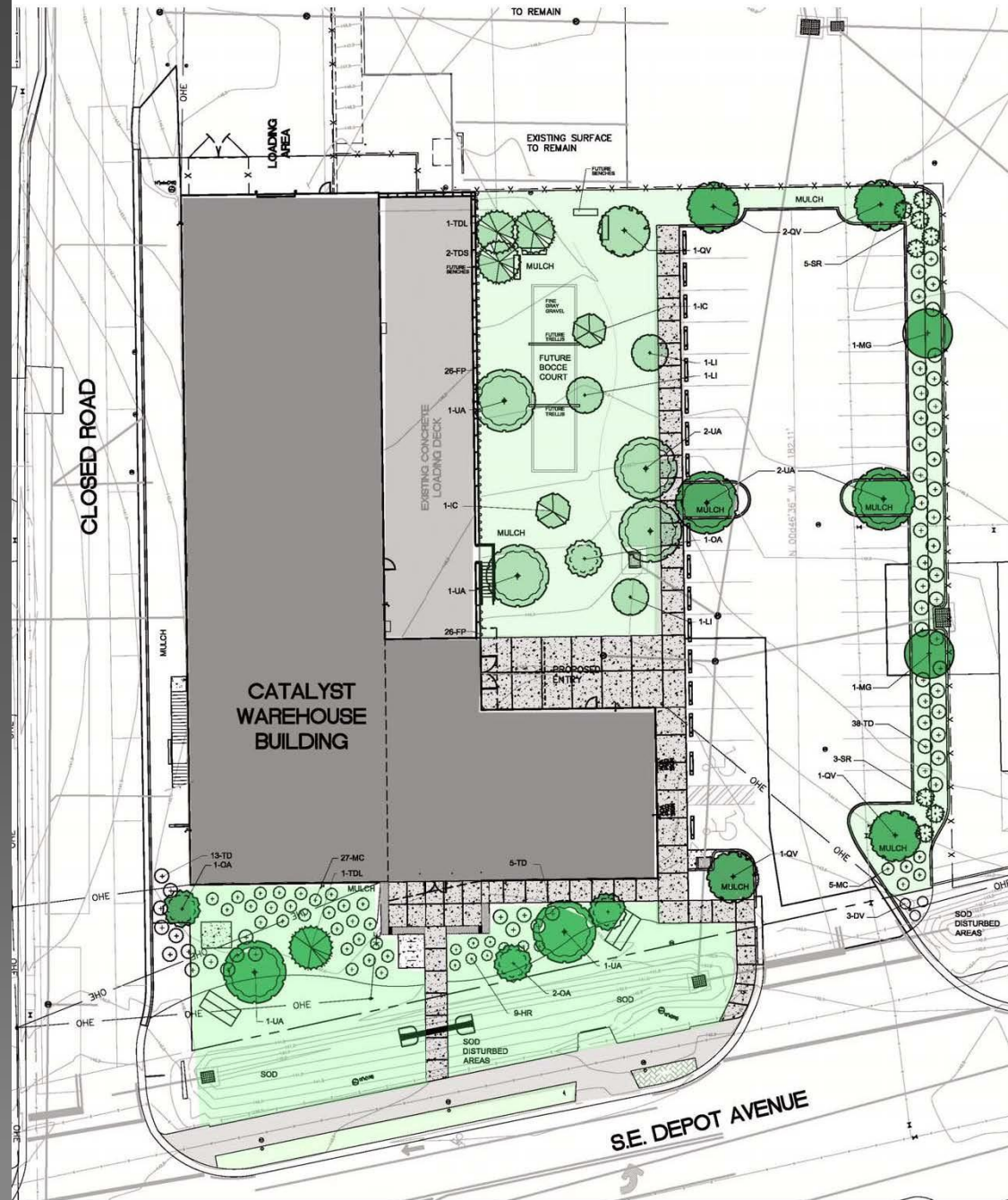


Minor Site Plan

A minor site plan was submitted for Planning staff review on May 9, 2012.

Site Plan

Civil: Brown & Cullen Inc.
Landscaping: JOLA



Building Improvements Phase 1

1st Floor Plan Core and Shell

Architecture:
Skinner Vignola McLean Architects



1st Floor Schematic Interior layout

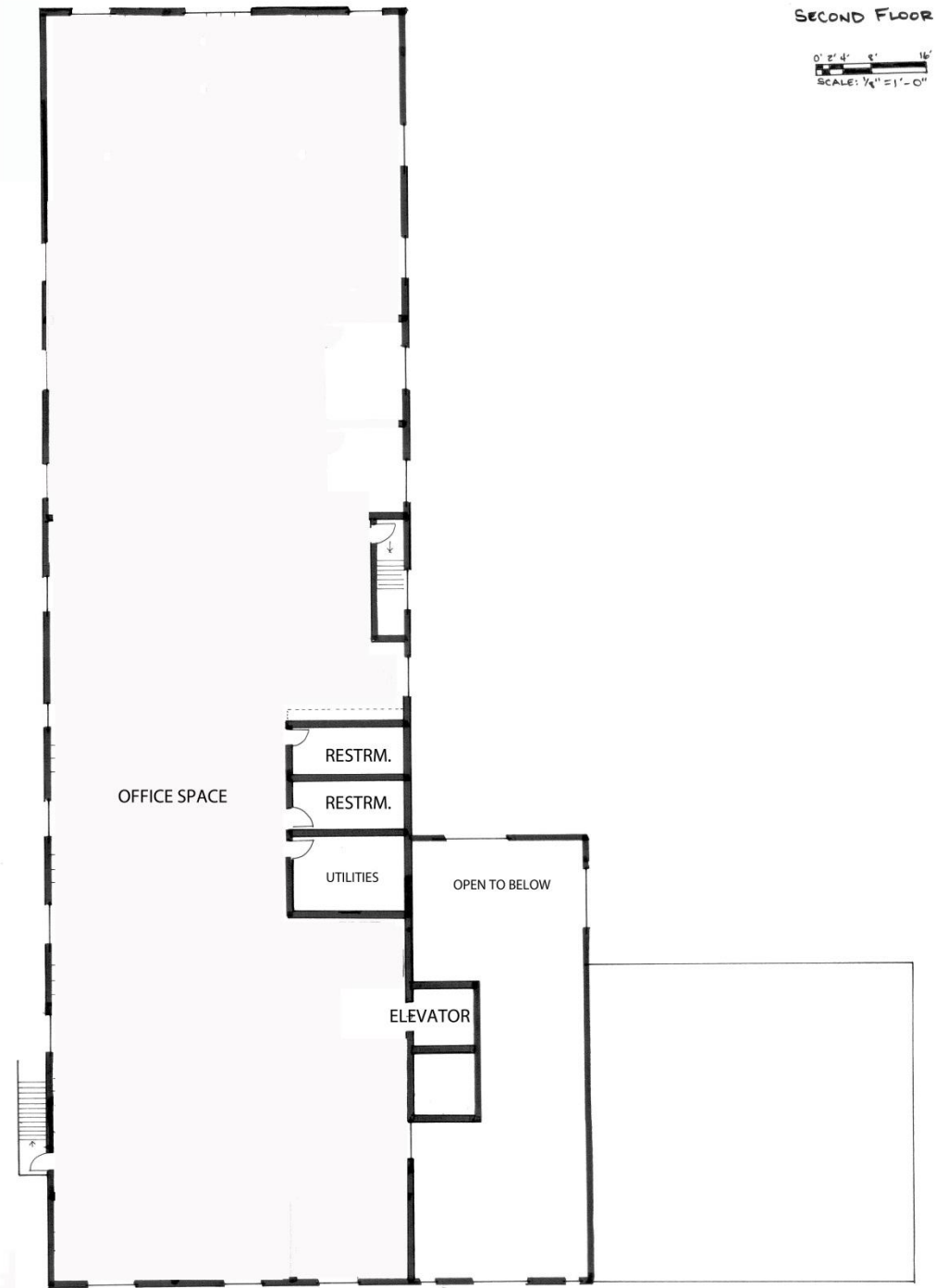
Architecture:
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Building Improvements Phase 1

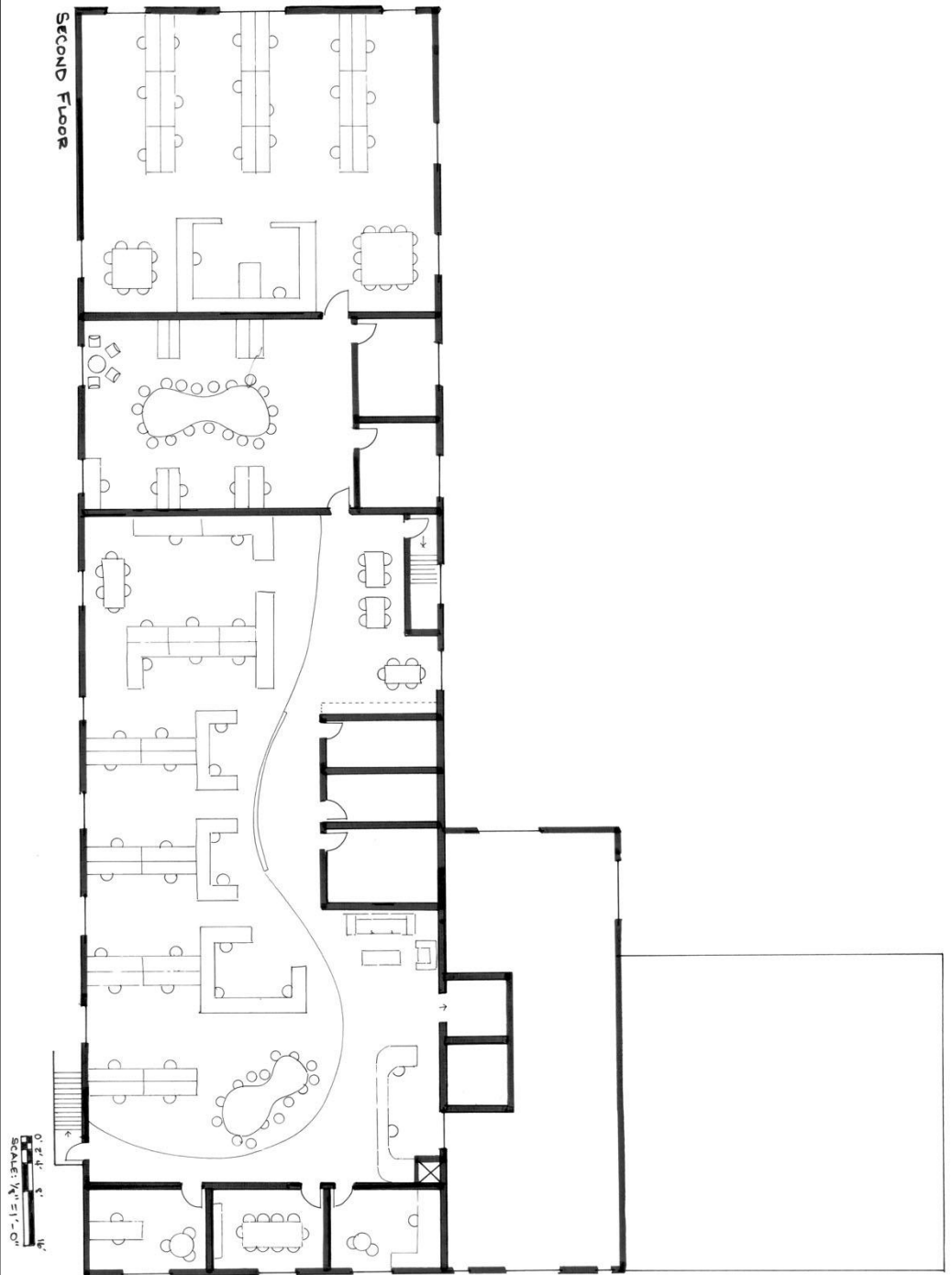
2nd Floor Plan Core and Shell

Architecture:
Skinner Vignola McLean Architects



2nd Floor Schematic Interior Layout

Architecture:
Skinner Vignola McLean Architects





Building Improvements Phase 1

Depot Avenue Elevation

Architecture: Skinner Vignola McLean Architects

Next Steps

- ◉ The next and final design phase, will include detailed interior, mechanical, electrical, and plumbing designs.
- ◉ To maintain the project's tight timeline and get Prioria into the building in January 2013, the final design phase should begin immediately.
- ◉ Agreements between Prioria and the City, and the City and GRU, are being negotiated simultaneously. In the event that negotiations are not successful, the CRA may terminate the Phase 2 design contract and pay only for the work performed to date.

Recommendations

CRA Executive Director to CRA Board:

- 1) Hear presentation from staff
- 2) Approve the expenditure of \$ 94,382 for the final phase of design and engineering work.

